

Foxwood Homeowners Association

Board of Directors Meeting Minutes

Saturday, December 10, 2011

APPROVED

Call to order: The Board of Directors meeting was called to order at 10:10 am by Jeff Scott as chairperson.

Determination of a quorum: A quorum was established with four board members present. Those members present were President; Jeff Scott, Vice President; Ted Meuche, and Director; Michael Ruple, Director; Ken Scheidt. Absent: Secretary: Anita Zavacky

Proof of Notice of Meeting: The notice for the meeting was posted in accordance with the bylaws of the Association and the requirements of Florida Statute 720.

Minutes: A motion was made by Jeff Scott and seconded by Ted Meuche to approve the minutes as presented. The motion unanimously carried.

MANAGEMENT REPORT: As attached to these corporate records, Michelle Thibeault from Sunstate Management reported on the action items for the month of December.

- **20819 79th Ave.**: A red construction truck has been viewed on the property. It appears that construction is going on without permission. The Board instructed Michelle to send the owner directly to the Attorney to give them notification and possible arbitration.
- Ted Meuche reported that the ditches need draining. The water won't drain.
- The Board gave approval for Ted Meuche and Mike Ruple to fix the culvert bridge. Cost not to exceed \$5,000.
- Pig damage was noted near the 7610 205th St. property. Jeff Scott to contact the pig trapper for removal.
- Ted Meuche reported another panther sighting
- 20207 77th Ave. has place a red shed in view of the street. Michelle will send letter and call the owner.
- Light at the big entrance is out again. Michelle was instructed to call for a repair.

TREASURERS REPORT: As attached to these corporate records, Jeff Scott reported on the December financials. Jeff reported that we are better off this time of year than we were last year.

- Lot 70 negotiations pending.
- Jeff Scott instructed Michelle to change line 4030 to say bad debt recovered.

TRAILS

- The trails committee still needs to meet with the Preserve for trail sign placement.
- Mike Ruple reported that the trails need stone where the bridge meets the trail. Mike Ruple will get a price from Greg DeWitt.

- Mike Ruple reported that he will walk with the trails with Wanda Ruple and Kathy Meuche to check head room on the trails.

BRB

- A **motion** was made by Ken Scheidt and seconded by Mike Ruple to approve the 7820 205th St. application.
- FRP30 has been changing the topography of the land. Application was done last year.
- House color not approved for 20717 79th Ave. send him a reminder notice that next time the color will not be approved.
- The BRB agreed to review the park fence application. Ken Scheidt to call Ed Reid to get new fence bid from USA fence.
- In the New Year, Michelle was instructed to send a reminder letter to owners that the BRB is now the Board of Directors and that all applications must be approved at the regularly scheduled Board of Directors meeting. The letter should state that if the application is not approved within 30 days of receipt of the application to the Board, then it will be deemed approved.
- Ken Scheidt reported that the BRB may want to consider rush fees for owners who request an application be approved before the 30 days.

BRB:

Lot 54 has exceeded the time frame listed on the BRB application to place trees in front of the barn. It has been 4 months.

Adjournment: The meeting adjourned at 11:30.